113.0	0005	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,400 /	721,400
					USE VALUE:	721,400 /	721,400
					ASSESSED:	721,400 /	721,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALIK ROXANNE
Owner 2:	SWEENEY FERGAL
Owner 3:	
Street 1:	125 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MALIK ROXANNE -
Owner 2:	-
Street 1:	125 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 1709 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4380.000	335,400		386,000	721,400
Total Card	0.101	335,400		386,000	721,400
Total Parcel	0.101	335,400		386,000	721,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.17 | /Parcel: 422.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72520
GIS Ref
GIS Ref
Insp Date 09/19/18

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,400	0	4,380.	386,000	721,400		Year end	12/23/2021
2021	101	FV	325,300	0	4,380.	386,000	711,300		Year End Roll	12/10/2020
2020	101	FV	325,300	0	4,380.	386,000	711,300	711,300	Year End Roll	12/18/2019
2019	101	FV	246,300	0	4,380.	380,500	626,800	626,800	Year End Roll	1/3/2019
2018	101	FV	203,300	0	4,380.	292,200	495,500	495,500	Year End Roll	12/20/2017
2017	101	FV	203,300	0	4,380.	275,700	479,000	479,000	Year End Roll	1/3/2017
2016	101	FV	203,300	0	4,380.	253,600	456,900	456,900	Year End	1/4/2016
2015	101	FV	189,900	0	4,380.	237,100	427,000	427,000	Year End Roll	12/11/2014

!8807!

PRINT

Date	Time
12/30/21	07:57:45

LAST REV

Date	Time
10/04/18	14:03:07
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8807

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALIK ROXANNE	1371-130		7/21/2009	Family	1	No	No		
WRIGHT MARGARET	1272-6		7/30/2003		300,000	No	No		
	1063-70		11/1/1989		165,000	No	No		Y

USER DEFINED

Prior Id # 1:	72520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	601	Porch	4,800					
12/3/2008	1468	Manual	20,500					insulation and dry
10/10/2008	1286	Addition	62,000			G10	GR FY10	2ND FLOOR W/NEW BT
5/25/1998	327	Wood Dec	2,200					12X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Inspected	BS	Barbara S
8/9/2018	MEAS&NOTICE	BS	Barbara S
6/24/2014	External Ins	PC	PHIL C
12/8/2008	Meas/Inspect	189	PATRIOT
12/31/2003	MLS	HC	Helen Chinal
2/7/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4380		Sq. Ft.	Site		0	70.	1.26	6									385,979						386,000	

Total AC/HA:	0.10055	Total SF/SM:	4380	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,979	Spl Credit		Total:	386,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.98990101
Adj $ / SQ:	171.616
Other Features:	81400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412076
Depreciation:	76646
Depreciated Total:	335430

COMMENTS

MC = RE-CK FOR 2ND FLOOR ADDN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2	HB	

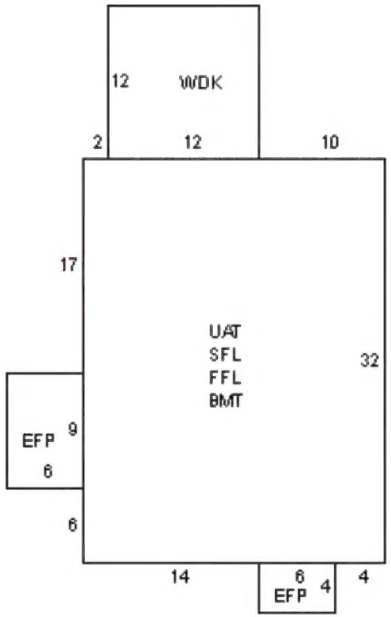
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.62
Special Features:	0	Val/Su Net:	123.40
Final Total:	335400	Val/Su SzAd	218.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	51.480	39,540
FFL	First Floor	768	171.620	131,801
SFL	Second Floor	768	171.620	131,801
UAT	Upper Attic	192	108.800	20,891
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	78	61.500	4,797

Net Sketched Area:	2,718			Total:	330,675
Size Ad	1536	Gross Area	3294	FinArea	1709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	90		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

113.0-0005-0011.0

IMAGE

AssessPro Patriot Properties, Inc